

GARY L. PRYOR
DIRECTOR
(858) 694-2962



County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017

SAN MARCOS OFFICE
338 VIA VERA CRUZ • SUITE 201
SAN MARCOS, CA 92069-2620
(760) 471-0730

EL CAJON OFFICE
200 EAST MAIN ST. • SIXTH FLOOR
EL CAJON, CA 92020-3912
(619) 441-4030

BOARD MINUTES **HISTORIC SITE BOARD** **January 23, 2006**

ADMINISTRATIVE ITEMS

ITEM 1 – ADMINISTRATIVE

A. Board Administrative Matters and General Information

- **Call to Order**
6:30 pm
- **Members Present:**
 - Paul Johnson
 - Vicki Estrada
 - Jim Royle
 - Eldonna Lay
 - Carmen Lucas
 - Margie Warner
- **Staff Present:**
 - Donna Beddow
 - Gail Wright
 - Glenn Russell
- **Members Absent:** None
- **Other General Information:** None

B. Conflict of Interest Declaration: None

C. Approval of December 19, 2005 Board Minutes

Vicki Estrada moved that the minutes of the 12/19/2005 meeting be approved.
2nd by Paul Johnson.
Motion carried 6-0-0

D. Reports:

- **Ferry Ranch:** On December 16, 2005, the Planning Commission recommended approval of the rezoning reclassification R00-002 to add and "H" designator to the property. The Planning Commission's recommendation was forwarded to the Board of Supervisors, who will consider the rezone request March 1, 2006.

- Williamson Act: Staff is investigating if this act can be used to develop financial incentives for landowners to list their archaeological sites that have been placed in open space easements.

E. Announcements:

- California Preservation Conference, Sacramento April 20-22, 2006
- San Diego County Archaeological Society meeting January 24, 2006: Excavations at Warner's Adobe by Steve Van Wormer. Meeting time: 7:30
- SOHO's Craftsman and Spanish Revival weekend: March 10 -12, 2006. See web site: <http://www.sohosandiego.org/>

ITEM 2 – PUBLIC COMMENTS/PRESENTATIONS

A. Public Comment: None

B. Presentations: None

B. County Department of Parks and Recreation: Lynne Newell Christenson, County Historian:

- A grant will be submitted to the California Cultural and Historical Endowment for the restoration of the Bancroft ranch house
- Camp Lockett: Requested that Camp Lockett be placed on the February Agenda as a discussion item

ITEM 3 – HSB PROCEDURE: INFORMATION REQUIRED FOR LANDMARKING APPLICATIONS.

Description: One of the HSB goals for 2005 was to develop requirements for landmarking to provide potential applicants with the necessary information that is needed for the Board to make decisions. These procedures have been reviewed and revised; the Board action to adopt these procedures is expected.

Staff Recommendation: Adopt procedures

Board Action: Motion by Paul Johnson to adopt procedures for Landmarking Applications.
2nd by Margie Warner
Motion carried: 6-0-0

ITEM 4 – ELECTION OF OFFICERS FOR THE 2006 TERM

Description: Nominate and elect officers for 2006 (Chairman, Vice-Chairman)

Board Action: Motion by Carmen Lucas to reelect Chairman Jim Royle and Vice-Chairman Paul Johnson for another term of office.
2nd by Margie Warner
Motion carried: 6-0-0

DISCUSSION ITEMS

ITEM 5 – JULIAN HISTORIC DISTRICT

Description: Paul Johnson brought to the Board's attention in December that many of the historic building owners in Julian have been hit with a lawsuit for ADA noncompliance. Are the historic buildings considered to be listed as a Historic District because of the "J" designator? If the buildings are on a historic list (National, state, county, local) they are entitled to alternate ADA requirements that preserve the historic nature of a building/structure. Currently, only one building in Julian is on the OHP listing of National Register of Historic Places (the Robinson Hotel). None of the other historic buildings in the Town center are currently in the OHP listing, even as eligible for listing, or potentially eligible. Staff provided Paul Johnson with a copy of the Julian Historic District County Booklet. He would like to see how the historic building code can be used for ADA compliance and will follow up with Julian representatives; he will report back in January.

According to staff, the "J" designator is basically a design review requirement and it is doubtful if any real historic evaluation was ever done. In fact, staff has not looked at the "J" designator design review requirements lately, but they could actually be problematic in terms of impact to historical properties. There may have been no thought whatsoever about things like the Secretary of Interior's Standards.

Meeting notes:

Patrick Brown, whose building is one of those impacted by the lawsuit (the Wilcox building), and who has been active in the Julian community, discussed aspects of this issue, and was available for questions. Sixty-nine businesses are affected and these seem to have divided into two groups, each with different lawyers.

In addition to HSB members and staff, comments were made by Lynne Christenson with County Parks and Bruce Coons with SOHO.

All agree that it would be an advantage to the historic structures to be able to use the historic building code that allow alternate modifications to meet the ADA requirements.

ITEM 6 – COUNTY OF SAN DIEGO'S PROCESS FOR DEMOLITION OF BUILDINGS

Description: Demolition of County of San Diego historic or potentially historic property: This subject was brought up at the October HSB meeting, and at the November meeting staff distributed copies of demolition processes from other jurisdictions. At the October meeting, the SOHO President Beth Montes agreed to prepare and send a letter to Gary Pryor, Director of DPLU, stating concerns with the County demolition process. This would initiate our inquiry. A letter has been sent by SOHO as requested with copies to all HSB members and staff.

Staff research has found that a Zoning Ordinance Section 5721 exists titled: Demolition or relocation of Designated Landmarks or Districts. This web page contains this section of the Zoning ordinance: <http://www.co.san-diego.ca.us/dplu/docs/z5000.pdf>. On initial review, it appears that ZO 5721 only takes care of designated properties, but doesn't require a review of properties that are not designated but that may nevertheless be historic. That is the main issue that needs to be dealt with. In addition, it is unclear how the Building Counter personnel would know that a property was designated historic. One way might be to designate the review similar to the City of San Diego as mitigation in the 2020 EIR. DPLU could try to do it sooner, but that may be the easiest way to get it done.

Meeting Notes: Beth Montes, President of SOHO, and Bruce Coons, SOHO Executive Director, commented on the importance of a comprehensive demolition process that would flag historic and potentially historic buildings. Ms. Montes suggested that the process should include photographs and a copy of the residential building records at a minimum. Mr. Coons stated that the City has several levels of actions from the building counter, to the planning staff or to the Historic Resources Board of the City depending on the situation. The process at the building counter should be developed to be relatively straight forward.

Glenn Russell had talked to Building Department Chief Jeff Murphy; Jeff had reservations from a practical standpoint. He noted that not many demolition permits are issued, but demolition most often occurs under building permits. Glenn emphasized that this is a huge issue since the County would have to require that demolition permits and building permits that include demolition, change from a ministerial to a discretionary type permit.

Board members commented on this issue, including Paul Johnson who remarked that past County Historian Mary Ward once stated that during her lifetime more than half of all Historic adobes in the backcountry were lost. Carmen wondered if we have any idea how many old structures there are and if there are records. Staff is not aware of any listings. However, the 1928 aerial photographs have been digitized. Both Chairman Jim Royle and Co-chairman Paul Johnson are available to meet with County officials to help develop a process. Current County Historian Lynne Christenson also provided significant input related to this issue since she was chair of the City's Historical Resources Board for many years and is familiar with the City's processes. Paul Johnson is also familiar with them.

HSB staff will come back with a proposal addressing protection of historical resources in the County's demolition permit process.

ITEM 7 – NATIVE AMERICAN MONITORING – SUGGESTIONS FROM THE KENTWOOD PROJECT

Description: At the December 19, 2005 meeting, Mr. Clint Linton, with the Santa Ysabel Band of Diegueño Indians, talked about his experiences as a Native American archaeological monitor at the Department of Public Works' Kenwood Avenue Department of Public Works project, adjacent to Bancroft Ranch in Spring Valley. He presented seven recommendations, especially relating to project on which human remains are found. He was asked to put those recommendations in writing. A copy of his recommendations was received by DPW and DPLU. This item is to discuss Mr. Linton's letter and to let the board know what steps DPLU has taken to implement some of these suggestions in our monitoring mitigation language.

Meeting Notes: Donna Beddow discussed revised DPLU grading monitoring conditions that added a section to require that an adequate number of monitors, both archaeological and Native Americans, be present to cover all project grading. What teeth does this have? DPLU requires a copy of the contract between the developer and the archaeologist. Monitors have the power to divert the grading if cultural resources are found. The question was asked the training/education requirements a monitor: training is required, not necessarily a degree. More and more Native American monitors are now being trained for this job. Palomar College has an excellent 2-year archaeological program that would be adequate to train potential monitors.

Glenn explained a proposed County process for selection of consultants. This process will go to the Board of Supervisors in February for action.

Gay Hilliard, archaeologist and environmental planner with DPW: Stressed the importance of the pre-construction meeting; all jurisdictions are present and this is a primary time to plan grading scheduling and how many monitors are needed.

Carmen questioned the need for testing of village sites. For example, the Kenwood project was a known village site and it shouldn't have been dug up. Lynne Christenson mentioned the constitutional protection of private property and, if a site is to be destroyed, it is important to record and salvage as much of the site as possible before the destruction happens. Carmen is extremely concerned about the way cultural resources, especially human remains, are handled, and is asking for the respectful treatment of these remains.

The question was raised if staff had researched the status of the vacant lot on Kenwood Drive between Bancroft Drive and Helix Streets which appears to be in the early stages of development. Mr. Linton had requested information about this lot, since it may be a continuation of the village site. No research was done by staff as of this meeting.

Deleted: ¶

OTHER

ITEM 5 – FUTURE AGENDA ITEMS

- Next meeting will take place on Monday, February 27, 2006 (4th Monday)
- Presentation by Vicki Estrada:
- Camp Lockett: Discussion item

ITEM 6 – ADJOURNMENT

8:28 pm

APPROVAL OF BOARD MINUTES:

Chairman, Jim Royle

February 27, 2006

Vice-Chairman, Paul Johnson

February 27, 2006